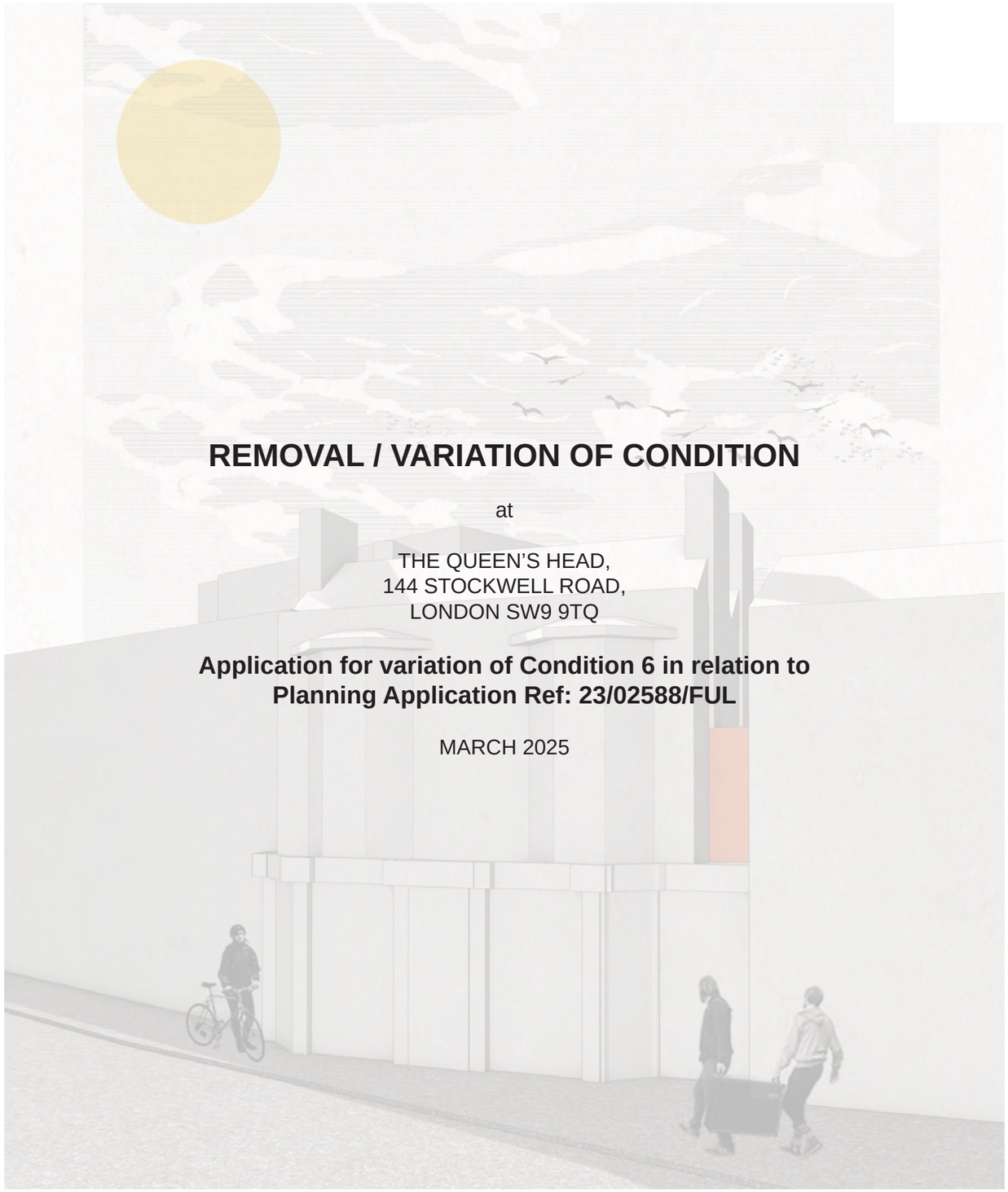


REMOVAL / VARIATION OF CONDITION

at

THE QUEEN'S HEAD,
144 STOCKWELL ROAD,
LONDON SW9 9TQ

Application for variation of Condition 6 in relation to Planning Application Ref: 23/02588/FUL

MARCH 2025

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

INTRODUCTION & PLANNING STATEMENT

For the attention of Lambeth Planning Department.

We wish to apply for the removal or variation of a condition to the currently consented planning application reference **23/02588/FUL**.

Namely, Condition No. 6:
"Notwithstanding the approved plans, all existing windows shall be retained, and only internal secondary glazing added to existing units."

In August 2023, a full planning application was submitted to the LPA with the proposal of replacing the existing single-glazed windows at the first and second-floor levels with more appropriate, energy-efficient, slimline, double-glazed timber sash windows. Following discussions with the Planning Officer and Conservation Officer, the proposed application was granted with the condition to introduce the use of a secondary glazing system to preserve the existing windows.

The two upper floors of the pub were vacant for a long time and used as a dumping ground by the employees of the public house. Therefore, access to the windows was limited in most of the rooms. Afterwards, steel security screens were introduced as the building was illegally occupied on a few occasions.

Once planning was granted and conditions approved, the site was cleared out, and the windows inspected. The poor condition of the existing windows is beyond possible repair, especially at the rear of the property.

In the next pages, each window has been photographed, and its condition exposed to the LPA to open up a conversation to revert to the original planning proposal and replace all the existing windows with appropriate new timber windows.

The two flats are proposed to be high-end residential properties, which won't be possible to achieve given the poor condition of the windows. Moreover, the glazing won't provide the necessary U-value, as well as appropriate acoustic insulation from the busy Stockwell Road.

In addition, the installation of secondary glazing won't be possible without creating a timber box around the windows, as the existing cill is not deep enough to accommodate an additional frame. The windows at the front (mainly the bay windows) also present original paneling, which will be covered if secondary glazing has to be installed.
The intention is to restore and repair the original paneling and bring back historical character to the properties.

At the planning stage, the heritage consultant from Fuller Long advised that the current windows are not original to the building and provided support for the proposal of replacing them throughout the property in the two upper floors.

In the next paragraph, a section from the Heritage Report submitted at the planning stage in relation to the windows is included:

HERITAGE REPORT by Fuller Long
New timber sash windows are proposed throughout. The windows will incorporate slimline double glazing to improve the energy efficiency of the building but will also provide sound insulation for the first and second floor flats. Stockwell Road is a very busy thoroughfare and double glazing is considered essential for the residential amenity of the occupants. The current fenestration is in a very poor condition and is likely not original – sash window horns being evident on many of the windows. The form, style and profile of the glazing bars of the proposed windows will match the existing. No change to the fenestration will be noticeable from the outside of the property, but the overall appearance of the building will be improved.

Figure 14. Rear first floor stairwell window. New slimline glazed timber sash window to match the existing will replace the existing window which is heavily degraded.

Figure 15. Rear first floor north room window. Opaque glazing and panes with window vents will be replaced by clear slimline glazing in a new frame to match the existing.

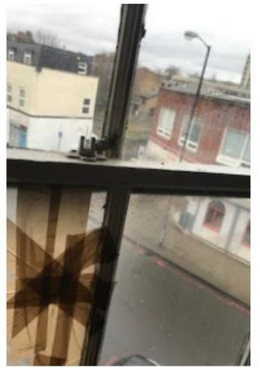
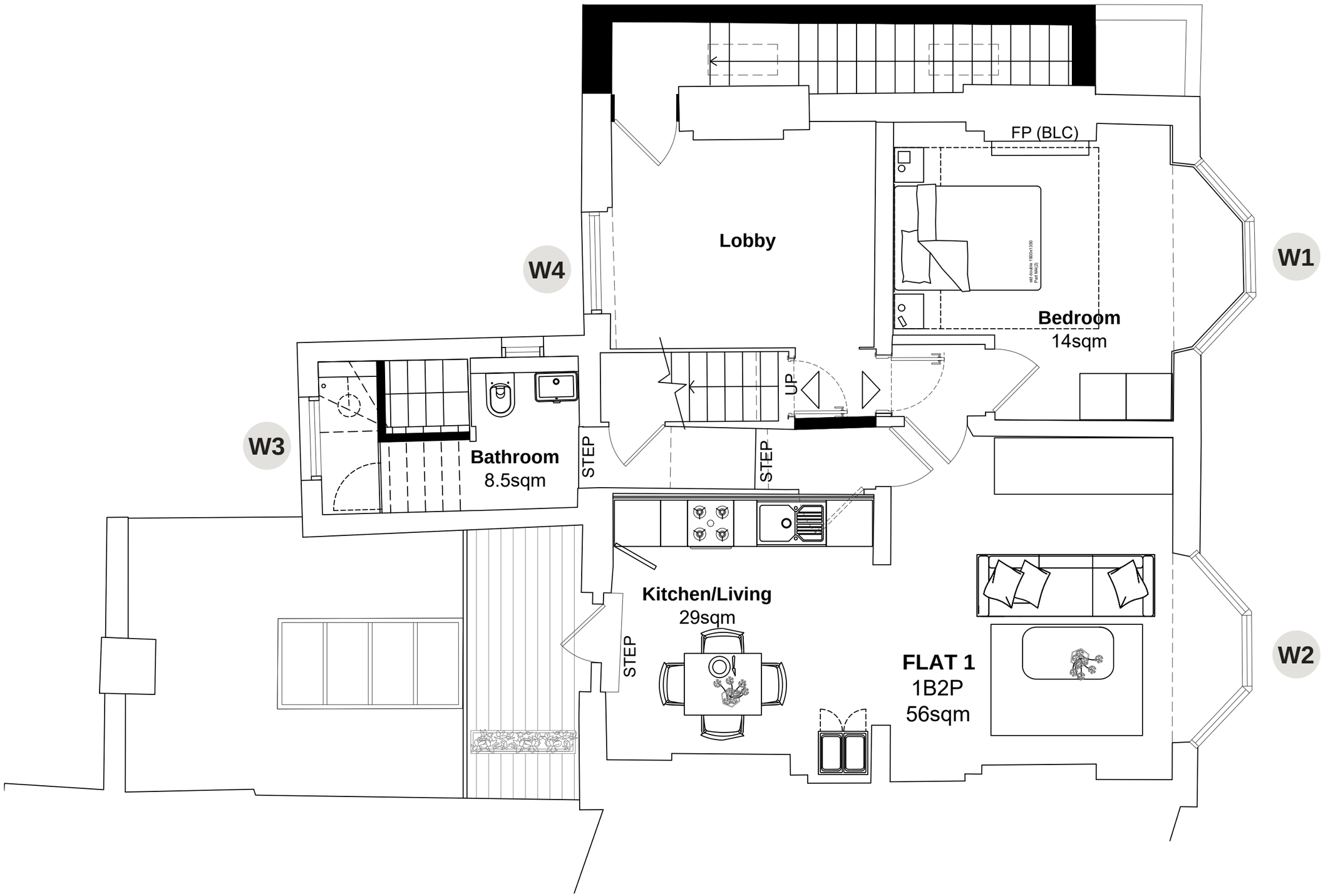


Figure 16. Second floor window to north front room showing a squared glazing profile not contextual with the history of the building. slimline double glazing timber sashes will replace all windows to the front elevation.

FIRST FLOOR PLAN

Removal/Variation of a condition (S73) Application
Condition 6 of 23/02588/FUL
March 2025



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SECOND FLOOR PLAN

Removal/Variation of a condition (S73) Application
Condition 6 of 23/02588/FUL
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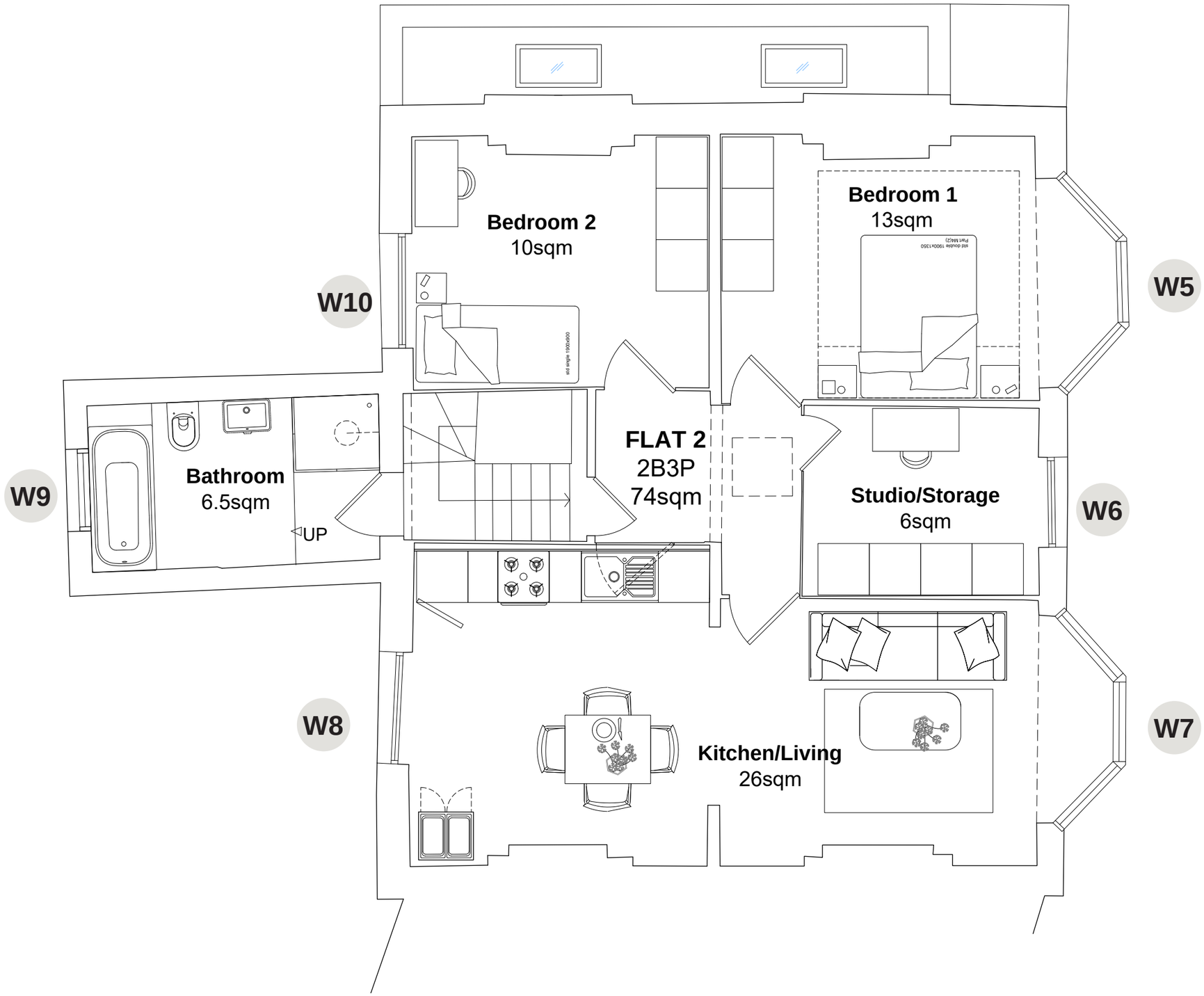

FRONT ELEVATION

Removal/Variation of a condition (S73) Application
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REAR ELEVATION

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W1

Location: First floor, new bedroom, front side
Condition: Frame possibly not original to the building, glaze replaced, faulty pulley stile
Proposal: Replacement with appropriate timber sash window, like for like

Removal/Variation of a condition (S73) Application
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INTERNAL VIEW

DETAILS

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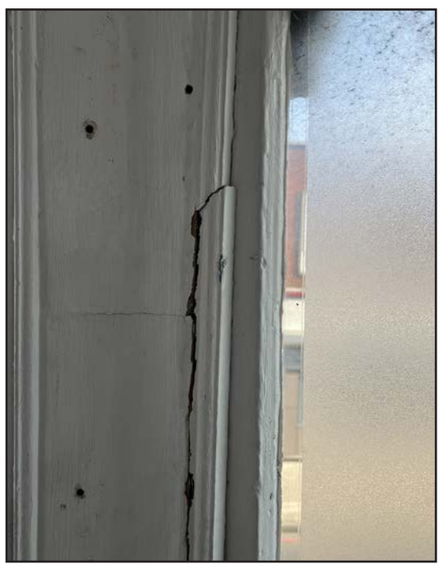
W2

Location: First floor, new living area, front side
Condition: Frame possibly not original to the building, glaze replaced, cracked frame, faulty pulley stile
Proposal: Replacement with appropriate timber sash window, like for like

Removal/Variation of a condition (S73) Application
Condition 6 of 23/02588/FUL
March 2025

INTERNAL VIEW

DETAILS



W3

Location: First floor, new bathroom, rear side
Condition: Frame possibly not original to the building, glaze replaced, sash horn missing
Proposal: Replacement with appropriate timber sash window, 2 over 2, sash horns

Removal/Variation of a condition (S73) Application
Condition 6 of 23/02588/FUL
March 2025

INTERNAL VIEW

DETAILS

EXTERNAL VIEW

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W4

Location: First floor, new lobby, rear side
Condition: Beyond repair
Proposal: Replacement with appropriate timber sash window, like for like

Removal/Variation of a condition (S73) Application
Condition 6 of 23/02588/FUL
March 2025

INTERNAL VIEW

DETAILS

EXTERNAL VIEW

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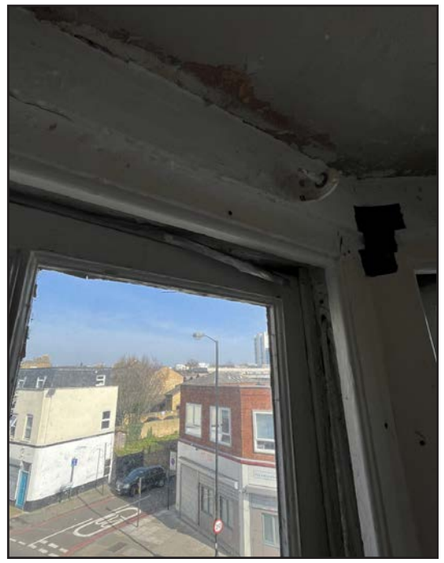
W5

Location: Second floor, new bedroom, front side
Condition: Broken glass pane, cracked frame, faulty pulley stile
Proposal: Replacement with appropriate timber sash window, like for like

INTERNAL VIEW

DETAILS



W6

Location: Second floor, new study, front side
Condition: Frame possibly not original to the building, glaze replaced, cracked frame
Proposal: Replacement with appropriate timber sash window, like for like

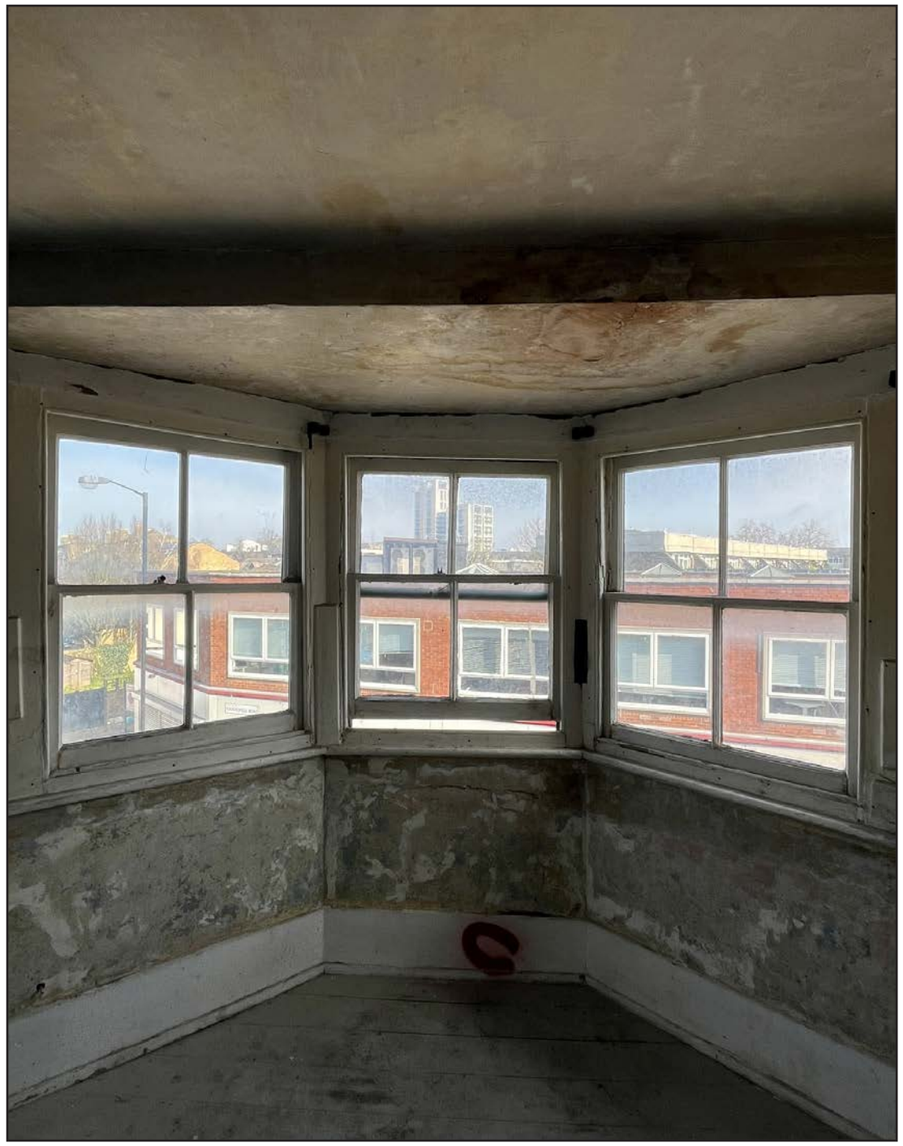
INTERNAL VIEW

DETAILS

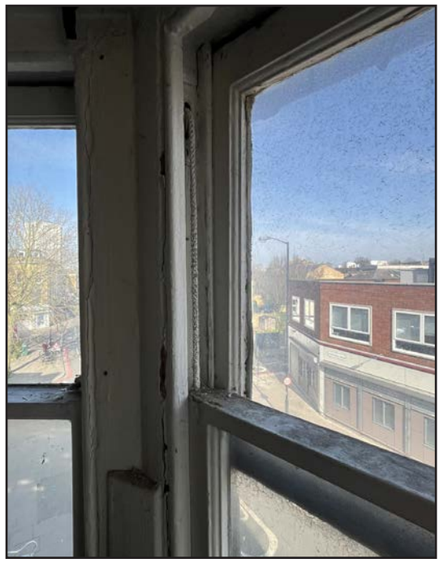
W7

Location: Second floor, new living area, front side
Condition: Frame possibly not original to the building, glaze replaced, cracked frame, faulty pulley stile
Proposal: Replacement with appropriate timber sash window, like for like

INTERNAL VIEW



DETAILS



W8

Location: Second floor, new kitchen, rear side
Condition: uPVC window / not original to the building
Proposal: Replacement with a more appropriate timber sash window

Removal/Variation of a condition (S73) Application
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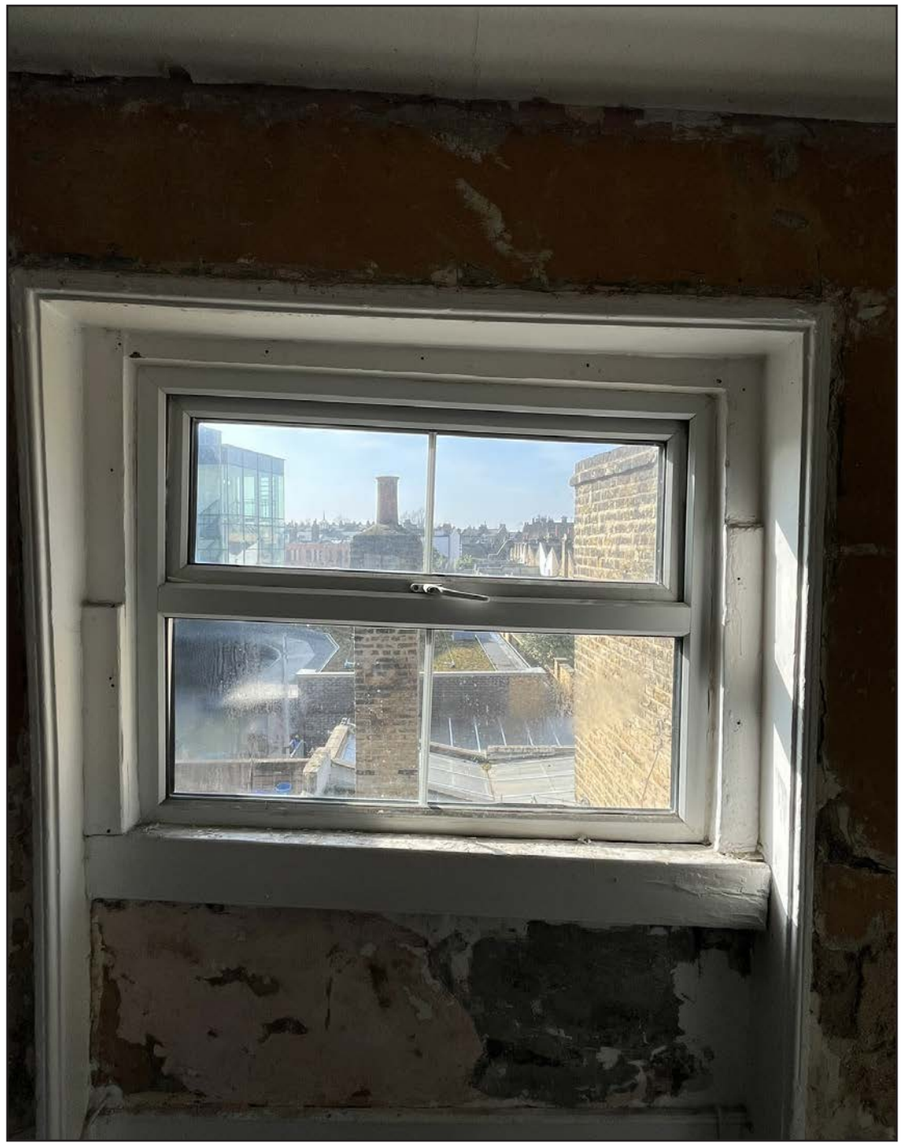
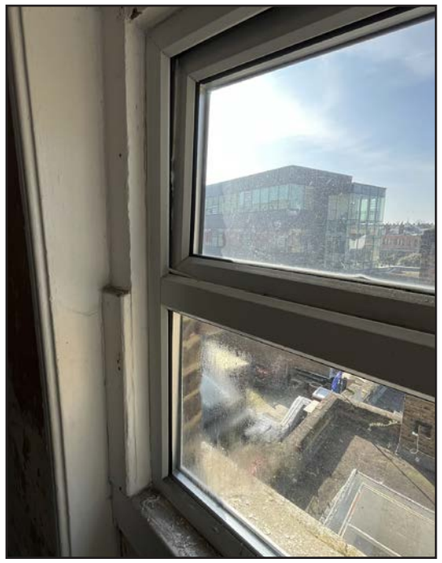
INTERNAL VIEW



DETAILS



EXTERNAL VIEW

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W9

Location: Second floor, bathroom, rear side
Condition: Window frame rotten, beyond repair
Proposal: Replacement with appropriate timber sash window, like for like

Removal/Variation of a condition (S73) Application
Condition 6 of 23/02588/FUL
March 2025

INTERNAL VIEW

DETAILS

EXTERNAL VIEW

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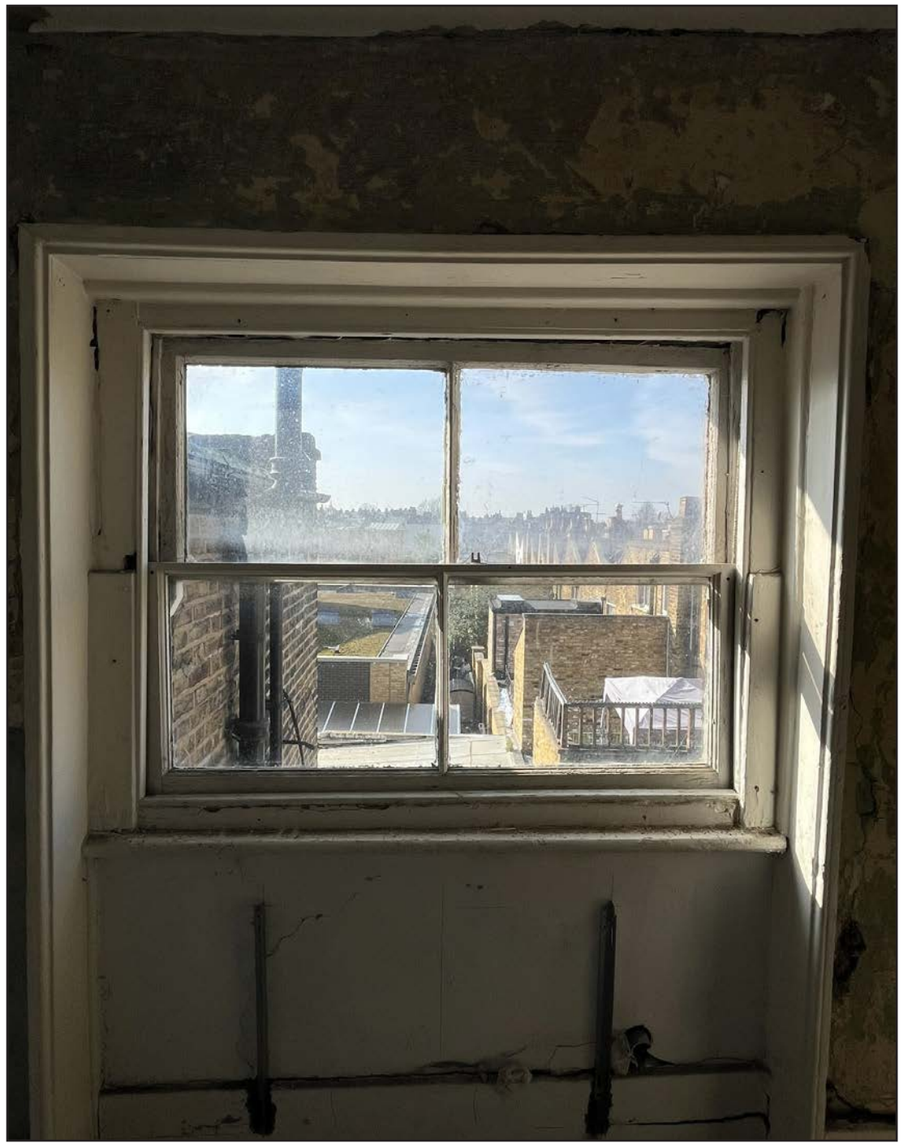
W10

Location: Second floor, new bedroom, rear side
Condition: Frame possibly not original to the building, glaze replaced
Proposal: Replacement with appropriate timber sash window, like for like

Removal/Variation of a condition (S73) Application
Condition 6 of 23/02588/FUL
March 2025

INTERNAL VIEW



DETAILS

EXTERNAL VIEW

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CONCLUSION

In conclusion, below is a summary of a few reasons why we believe that the proposal would only benefit the property:

- Provide homogeneity and consistency in the design. Improve energy efficiency in the apartments.
- Enhance acoustic insulation in the flats, particularly at the front along Stockwell Road, where the bedrooms are located.
- No loss of any original historical features.
- Increase the value of the site.
- Create a more secure living environment for tenants.
- Prevent dampness caused by rainwater infiltration.
- Avoid the creation of a boxy frame around the front windows, where original paneling sits, which would otherwise be necessary to support secondary glazing due to the insufficient thickness of the window sill.
- Ensure compliance with the Approved Documents of Building Regulations: Part L (Energy Efficiency), Part F (Ventilation), and Part K (Safety).

London Picture Archive

Record No: 340164

Title: New Queens Head Public House, Stockwell Road

Description: New Queens Head Public House, 144 Stockwell Road, erected 1786. Exterior frontage. Nos 146a & 146 to 160 shown on left and no 142 on right.

Artist:

Catalogue No: SC_PHL_02_0974_72_9289

Accession No.:

Date of Execution: 1972

Medium: photograph

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